

# The Boulders Condominium Association

## NEWSLETTER

JANUARY  
2022  
VOL. 1, NO. 1

Happy New Year from all of us at  
The Boulders!

### New Year, New Management!

#### CAMCO

- Maintenance Requests: (530) 587-3355
  - Emergency after hours only: (866) 411-6916
  - Normal hours of operation: 8:00 a.m. to 5:00 p.m.
  - Lunch hours: 12:00 p.m. to 1:00 p.m.
- 40165 Truckee Airport Rd #304 Truckee, CA 96161

### Next Board Meeting:

February 16, 2022 @ 4 p.m.

All owners are encouraged to attend!  
--> Zoom link will be emailed beforehand

### Updates!

#### JACUZZI

As of this writing, the Jacuzzi is repaired and hopefully usable again by 12/31. Please remind guests and tenants that jacuzzi hours are from 8:00 a.m to 9:00 p.m.

#### FITNESS CENTER

Fitguard has been hired to repair existing equipment. Hand wipes will be available to wipe down equipment before/after use.

#### CC&RS AND BYLAWS

Thanks to everyone who returned the ballot to vote on the proposed revisions to the CC&Rs and Bylaws. We had 92 ballots returned, which was a great response. We did not open the ballots and are waiting for the rest to be sent in before we can count the votes.

### Reminders

January payment must be made by check, bill pay, or credit card (credit card fee \$2.95)

Make monthly payments to:

**The Boulders**  
c/o CAMCO  
40165 Truckee  
Airport Rd #304  
Truckee, CA 96161  
(530) 587-3355

IT'S A NEW YEAR!



New Boulders Website:  
**truckeeboulders.com**  
Still under construction!

YOUR BOARD OF DIRECTORS



**President:** Sheila Greathead  
**Vice President:** Kulwinder (Kully) Verma  
**Treasurer:** Neil Perrelli  
**Secretary:** Jim McKenna  
**Director at Large:** Dave Gardner

## What's Ahead with CAMCO?

### As of January 1:

- All maintenance requests OPEN as of January 1 will be transferred from GPM to CAMCO. There is no need to resubmit a request at this time.
- We will review these requests and prioritize them. If there's a question, we'll get back to you.
- If you have a NEW request, please call (530) 587-3355. An operator will answer and record your request.
- Your request will be forwarded to the person most knowledgeable to answer your question or resolve the problem.
- If you wish to know the status of your request, call the same number. Please give our property managers time to fix the problem before calling to follow up.



## CC&Rs: What's Next?

We will be contacting all owners who did not return the ballot to encourage them to vote. If they no longer have the ballot, or thought it was the same as the ballot for the election of Directors, they can receive a replacement.

We will set a new date to count the ballots, and will announce that date in advance.

*If you no longer have your ballot, or if you have any questions or concerns about the proposed changes, please contact Sheila at [sheilagreathead@hotmail.com](mailto:sheilagreathead@hotmail.com).*



## WINTER REMINDERS

### 01

#### OOH, IT'S COLD OUTSIDE

Cold temperatures bring... FROZEN PIPES! Owners are to maintain their unit's heat at 54-55 degrees at all times to reduce the potential for water damage from frozen pipes.

If your property is not being used on a regular basis, we recommend you have it checked periodically to be sure the heat is on, or in some or in some cases, you may decide to drain your pipes and turn your water off. This is especially important in the event of extended power outages. All exposed pipes should be wrapped with insulation.

### 02

#### ICE ICE, BABY

Always use caution when walking through the community during the winter months.

Snow and ice are part of life in the mountains. Ice melt is provided at each entryway for your use. If you run out, call the property manager for a refill. Please notify the property manager if there are any snow safety or life safety issues.

### 03

#### WHO LEFT THE CARS OUT

During storm cycles, vehicles must be moved for the snow removal equipment to adequately clear the parking areas. The snow removal company will make one pass in a 24-hour time period. Please do not leave your vehicle unattended for longer than 24 hours during a storm cycle as it creates issues for snow removal and parking for the community.

Snow is removed when it reaches 6" or more.

### 04

#### BLINDED BY THE LIGHT

Holiday lights and decorations on the exterior of your unit are permitted through January 30th. Exterior lights need to be turned off by 10:00 p.m. nightly and cannot be left up year-round.